BLYTHE CITY COUNCIL BLYTHE SUCCESSOR AGENCY



AGENDA
APRIL 10, 2012
6:00 P.M.

Oscar Galvan, Mayor Sam Patel, Vice Mayor Joseph "Joey" DeConinck, Councilman Mike Evans, Councilman Wayne Cusick, Councilman David Lane, City Manager Mallory Sutterfield, City Clerk

MEETINGS ARE HELD IN THE CITY COUNCIL CHAMBER, 235 NORTH BROADWAY, BLYTHE, CA

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CITY OF BLYTHE CITY COUNCIL MEETING

April 10, 2012 5:00pm

CALL TO ORDER

ROLL CALL

Mayor Galvan Vice MayorPatel Councilman DeConinck Councilman Evans Councilman Cusick City Manager Lane
City Clerk Sutterfield
City Treasurer Martin
City Attorney Bettenhausen

Finance Director Colbert Planner Burrow Police Chief Smith PW Director Rodkey

PUBLIC COMMENT: Public comments will be allowed on matters not appearing on the agenda, but within Council/Successor Agency's jurisdiction. Speakers are asked to identify themselves by stating their name and address for the record. Comments shall be limited to 3 minutes in duration.

EXECUTIVE SESSION:

- 1. Potential Litigation, Pursuant to Government Code Section 54956.9, one case.
- **2. Labor Negotiations,** Pursuant to Government Code Section 54957.6, Agency Negotiator: Paul Coble, All Units.

NOTE TO THE PUBLIC:

In compliance with the Americans with Disability Act, if you need special assistance to participate in this meeting, please contact City Clerk Mallory Sutterfield at (760)922-6161 EXT. 237. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.104 ADA Title II).



Meeting of The Blythe City Council and Blythe Successor Agency April 10, 2012 6:00pm

CALL TO ORDER

ROLL CALL

Mayor Galvan Vice Mayor Patel CouncilmanDeConinck Councilman Evans Councilman Cusick City Manager Lane City Clerk Sutterfield City Treasurer Martin City Attorney Bettenhausen Finance Director Colbert Planner Burrow Police Chief Smith PW Director Rodkey

PLEDGE OF ALLEGIANCE

INVOCATION

ADDED STARTER

The City Council may add an item to the Agenda after making a finding that there is a need to take immediate action on the item and that the item came to the attention of the City Council and/or staff subsequent to the posting of the Agenda. An action adding an item to the Agenda requires a 2/3 vote of the City Council (4 of 5 Council Members). If less than 2/3 of the City Council is present, adding an item to the Agenda requires a unanimous vote.

REPORT OUT FROM EXECUTIVE SESSION:

PROCLAMATION- (Items 1-2)

- 1. April is Child Abuse Prevention Month.
- 2. Dave Bayles, Young Retailer of the Year

PRESENTATION- None

CONSENT CALENDAR- (Items 3 through 7) All matters listed under Consent Calendar are considered routine and will be enacted by one motion. There will be no separate discussion of these items prior to the time of voting on the motion unless members of the Council or staff request specific items be discussed and/or removed from the Consent Calendar for separate action.

3. Posting of the Agenda.

The summary of agenda items was posted on the bulletin boards on the outside of the public entrance to the Council Chamber and near the inside entrance of the Council Chamber on Friday, April 6, 2012.

4. Approval of the Warrant Register.

Recommendation by the Finance Department: Approve 4/10/12, warrants numbered 56292 through 56296 in the amount of \$6,343.67 and 4/10/12, warrants numbered 56298 though 56380 in the amount of \$326,832.92.

Approval of the Payroll Register.

Recommendation by the Finance Department: Approve: 4/10/12, warrants numbered 44577 through 44583 and Direct Deposits numbered 25586 through 25671 in the amount

Any writings or documents provided to a majority of the City Council regarding any item on this Agenda will be made available for Public inspection in the City Clerk's Office at City Hall, 235 N. Broadway, Blythe, California, and the information counter of the Palo Verde Valley District Library located at 125 W. Chanslorway, Blythe, California, during normal business hours. In addition such writings and documents will be posted on the City's website: www.cityofblythe.ca.gov.

of \$53,053.55 and warrants numbered 44584 through 44609 and Direct Deposits numbered 25672 through 25734 in the amount of \$308,408.16.

6. Minutes of the March 27, 2012 Meeting of the City Council.

Recommendation: Approve the Minutes of the March 27, 2012 meeting.

7. City of Blythe Permits Issued for the Month of March 2012.

Recommendation: Receive and File the monthly report.

PUBLIC HEARING- (Item 8)

8. Hampton Inn and Suites-Chandra Hospitality, LLC.

Recommendation: Adopt Resolution No. 2012-005 Approving the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan prepared for Plot Plan 2011-02 and adopt Resolution No. 2012-006 Approving Plot Plan 2011-02 with Conditions.

RESOLUTION NO. 2012-005. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BLYTHE CONTAINING FINDINGS IN SUPPORT OF APPROVAL OF A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PLAN FOR PLOT PLAN 2011-02

RESOLUTION NO. 2012-006. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BLYTHE. CONTAINING FINDINGS AND CONDITIONS IN SUPPORT OF APPROVING PLOT PLAN 2011-02 FOR THAT 2.47 ACRE SITE REFERRED TO AS PARCEL 3 OF PARCEL MAP 36371 IN THE CITY OF BLYTHE, RIVERSIDE COUNTY, CALIFORNIA.

ORDINANCE- None

CONTINUED BUSINESS- None

NEW BUSINESS- (Item 9)

9. Discussion of Event for Senior Citizens.

Recommendation: None.

WRITTEN COMMUNICATION- None

BLYTHE SUCCESSOR AGENCY: None

ORAL REPORTS (Council may ask a question for clarification, make a brief announcement, make a brief report on his/her own activities, request staff to report back at a subsequent meeting concerning any matter, or take action to direct staff to place a matter of business on a future agenda.)

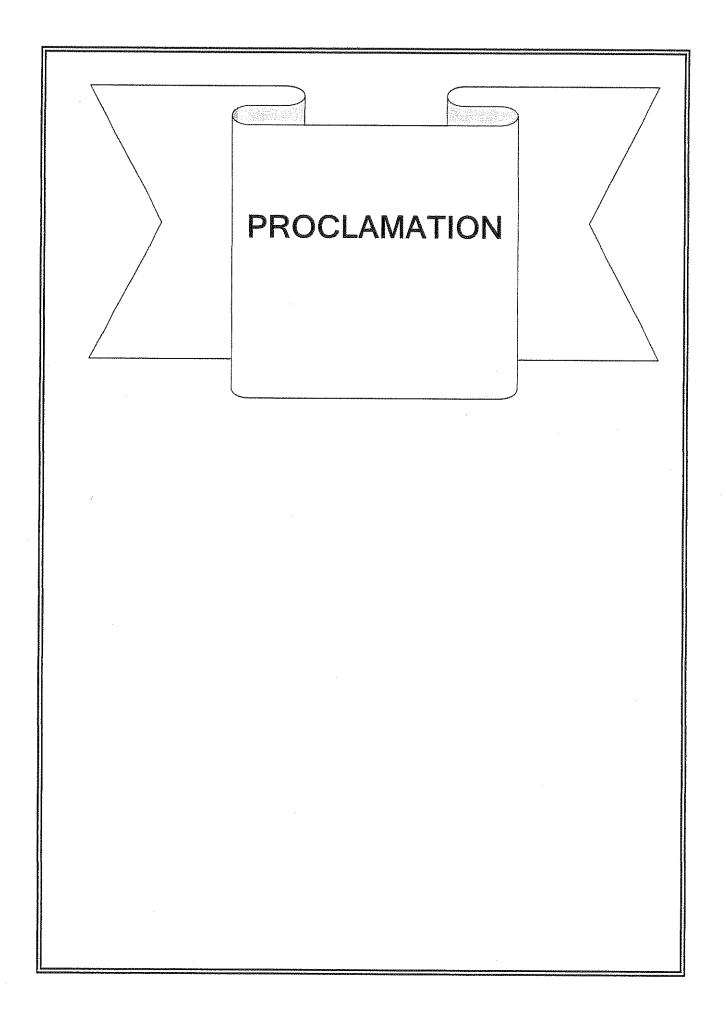
PUBLIC COMMENT Public comments will be allowed on matters not appearing on the agenda, but within Council/Redevelopment Agency's jurisdiction. Speakers are asked to identify themselves by stating their name and address for the record. Comments shall be limited to 3 minutes in duration.

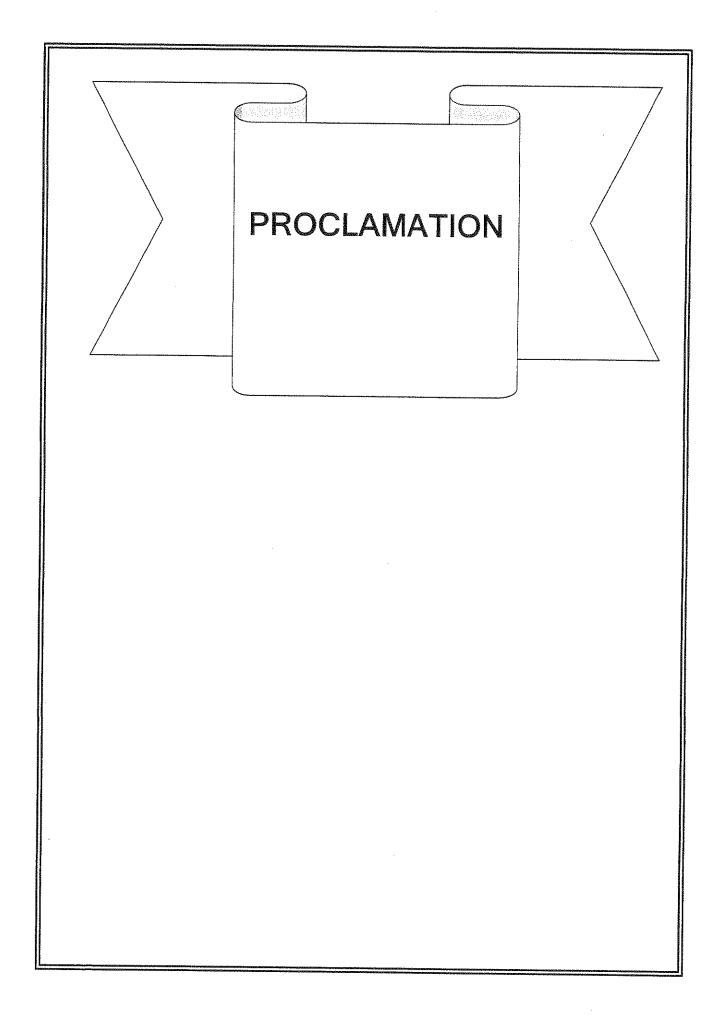
ADJOURNMENT The next regular City Council/Successor Agency meeting will be held on April 24, 2012, at 6:00 p.m. in the Council Chamber, 235 N. Broadway, Blythe, California.

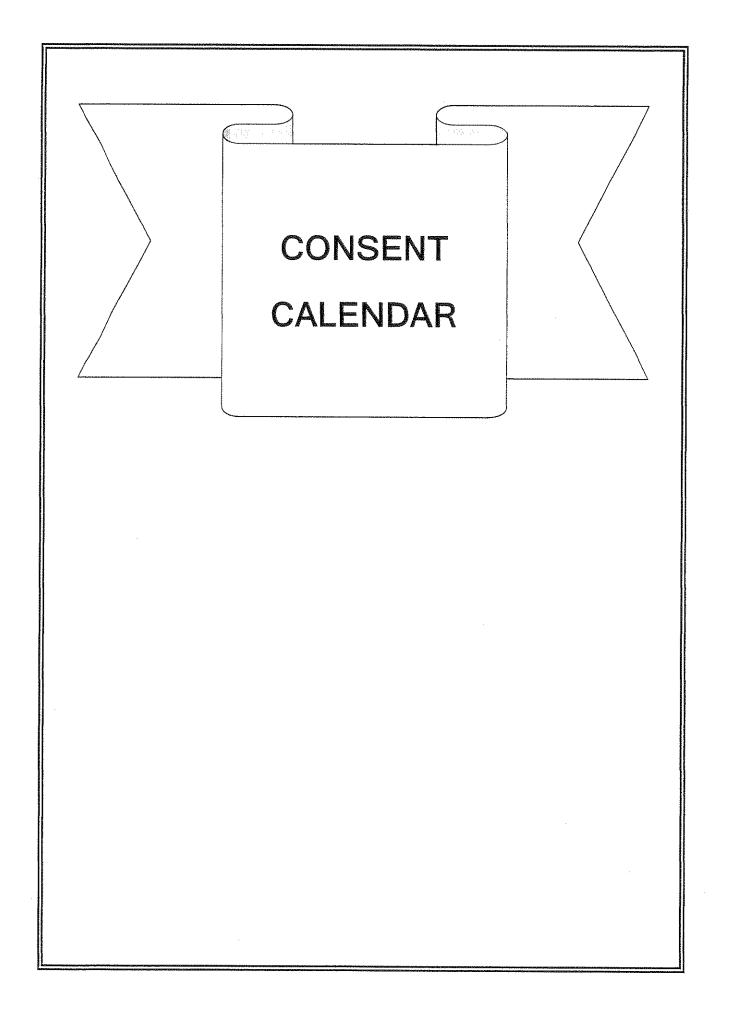
NOTE TO THE PUBLIC:

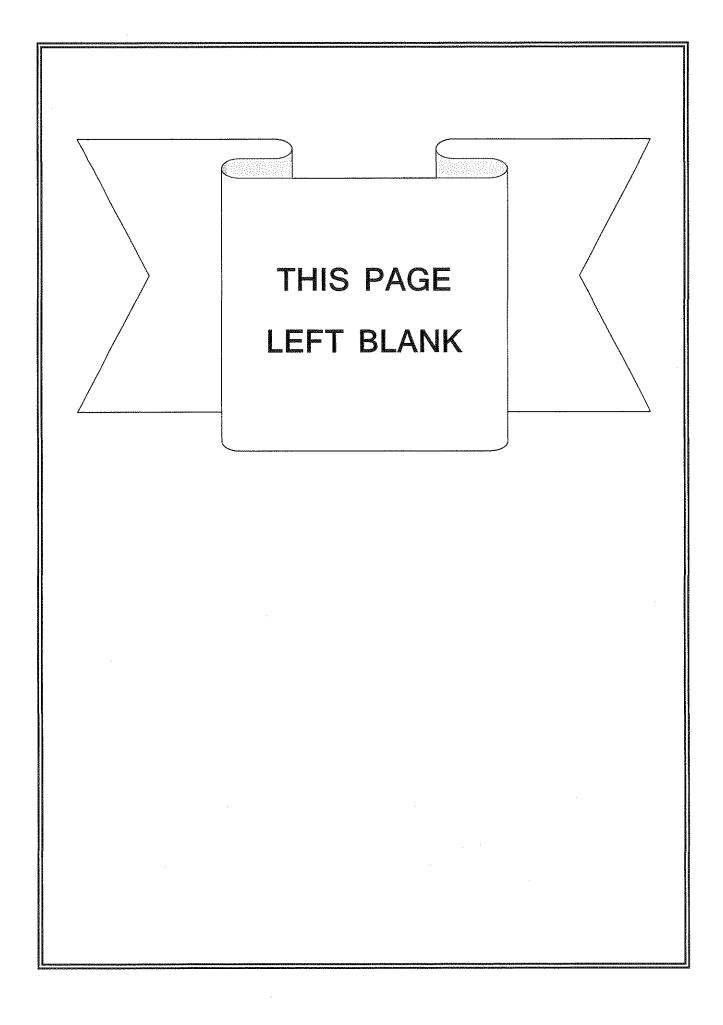
In compliance with the Americans with Disability Act, if you need special assistance to participate in this meeting, please contact City Clerk Mallory Sutterfield at (760)922-6161 EXT. 237. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.104 ADA Title II).

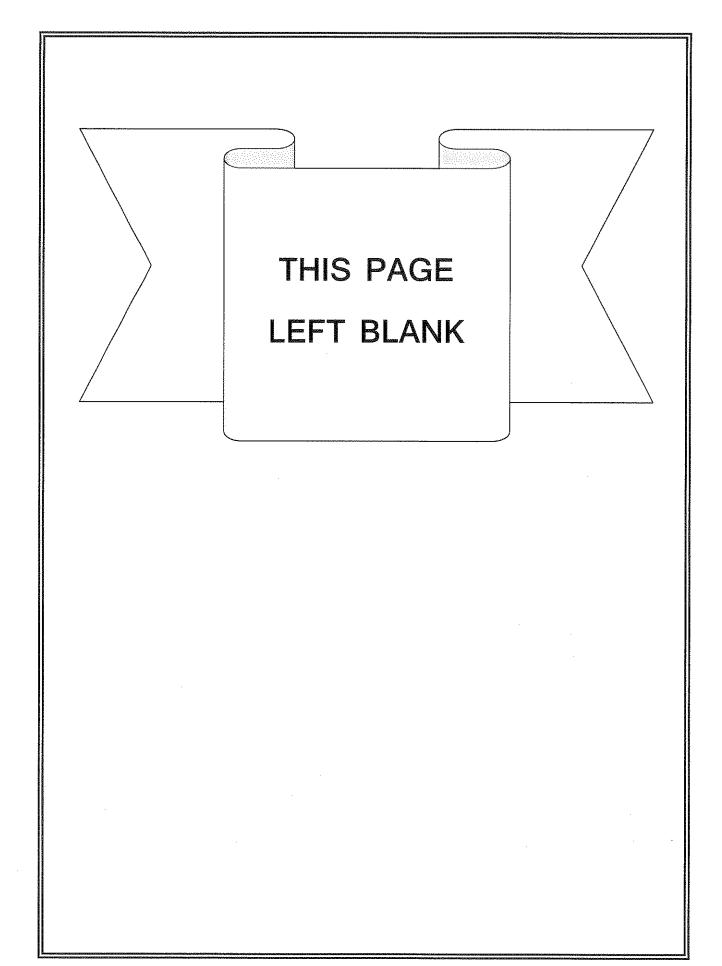
Any writings or documents provided to a majority of the City Council regarding any item on this Agenda will be made available for Public inspection in the City Clerk's Office at City Hall, 235 N. Broadway, Blythe, California, and the information counter of the Palo Verde Valley District Library located at 125 W. Chanslorway, Blythe, California, during normal business hours. In addition such writings and documents will be posted on the City's website: www.cityofblythe.ca.gov.











MINUTES March 27, 2012 BLYTHE CITY COUNCIL

The March 27, 2012 regular meeting of the Blythe City Council was called to order at 6:00pm in the Council Chambers by Mayor Galvan. Also in attendance were Vice Mayor Patel, Council Members DeConinck, Evans and Cusick. Staff in attendance included City Manager Lane, City Clerk Sutterfield, City Treasurer Martin, Police Chief Smith, Public Works Director Rodkey, Planner Burrow and City Attorney Bettenhausen.

The Pledge of Allegiance was led by Mayor Galvan and the Invocation was read by Councilman Evans.

ADDED STARTER:

The City Council may add an item to the Agenda after making a finding that there is a need to take immediate action on the item and that the item came to the attention of the City Council and/or staff subsequent to the posting of the Agenda. An action adding an item to the Agenda requires a 2/3 vote of the City Council (4 of 5 Council Members). If less than 2/3 of the City Council is present, adding an item to the Agenda requires a unanimous vote.

REPORT OUT FROM EXECUTIVE SESSION:

City Attorney Bettenhausen stated there was nothing to report.

PRESENTATION:

Renewable Resources Group. Tom Eisenhauer, Principle for Renewable Resources along with Rupal Patel Project Manager and Ed Smeloff, Principal Project Developer with Sun Power gave a brief presentation regarding two solar projects being installed in the Blythe area. The two projects, located on the Palo Verde Mesa will total 985 mega watts with a 30-35 year useful life. The projects will create 1,000 construction jobs and 25 operation jobs. This technology absorbs the sun versus reflecting it. It was reported a power purchase agreement was not yet in place, but are hopeful they can reach and agreement with SCE. The first project will be built in 2015/16 with the second project built in 2017/18.

CONSENT CALENDAR:

Items on the Consent Calendar are considered routine and will be enacted with one motion of the Council. If any item requires individual consideration, it will be removed from the consent calendar and acted upon separately.

2. Posting of the Agenda.

The summary of agenda items was posted on the bulletin boards on the outside of the public entrance to the Council Chamber and near the inside entrance of the Council Chamber on Friday, March 23, 2012.

3. Approval of the Warrant Register.

Recommendation by the Finance Department: Approve 3/27/12, warrants numbered 56197 through 56268 in the amount of \$879,986.09 and 3/27/12, warrants numbered 56269 though 56291 in the amount of \$2,167.27.

4. Approval of the Payroll Register.

Recommendation by the Finance Department: Approve: 3/27/12, warrants numbered 44551 through 44576 and Direct Deposits numbered 25523 through 25585 in the amount of \$305,206.47.

5. Minutes of the March 13, 2012 Meeting of the City Council.

Recommendation: Approve the Minutes of the March 13, 2012 meeting.

No public comment. Councilman DeConinck made a motion to accept the Consent Calendar. The motion was seconded by Vice Mayor Patel with a unanimous aye vote.

CONTINUED BUSINESS:

February 14, 2012 Meeting Minutes. City Clerk Sutterfield reported during the last Council meeting, Councilman Evans pulled the February 14, 2012 City Council Meeting Minutes for review. After review of the meeting tape it was determined the Minutes were accurate and should be adopted as presented at the March 13, 2012 Meeting.

Public Comment. Kathy Linares of Blythe California stated she had a problem with the March 13th Minutes. The minutes stated she asked for the qualifications of the ED Specialist. What she said was Mr. Lane created a position and there were no requirements for the position. The position isn't as necessary as having a City Planner. The Minutes have been questioned a lot which is something the Grand Jury pointed out 2 years ago. They said it is a conflict of interest to have an elected position with someone who works in the City office.

Jill Weiss of Blythe California stated this office has always been held by a City employee because you need someone who knows the ins and outs and who is here day in and day out. If you want people to keep coming to these meetings you need to move past what happened two months ago. You keep pulling Minutes that are verified as accurate. Does anyone want to go back to when we didn't have Meeting Minutes? Does anyone else on the City Council have a problem with the way the Minutes are being presented? I think you need to let the City Clerk do her job. We need to move past the pettiness for the sake of the City.

Councilman DeConinck made a motion to adopt the Minutes. The motion was seconded by Vice Mayor Patel with a unanimous aye vote.

NEW BUSINESS:

CDBG Todd Park/ Main Street Parking Lot Improvement Project. Public Works Director Rodkey reported that staff in late January developed the appropriate contract and bid documents with specifications to the federal CDBG standards and received approval to go out to bid in February. Three Bids were received and opened on March 8, 2012. It is recommended Council Authorize the Mayor to sign a contract with DJ Miller, the low apparent bidder in an amount not to exceed \$341,800.

No public comment. Councilman Evans made a motion to accept staff's recommendation. The motion was seconded by Vice Mayor Patel with a unanimous aye vote.

Lovekin/Chanslorway Rehabilitation Project. Public Works Director Rodkey reported the Council approved the development of this project at the October 27, 2011 Council Meeting. The scope of the project extends from Seville Ln. South to Barnard on Lovekin Blvd, on Chanslorway from Ranchette Road east to HWY 95 and on Chanslorway from Lovekin Blvd. west to Solano. Bids were opened on March 8, 2012 with one responsive bidder. It is recommended the Council authorize the Mayor to sign a contract with Granite Construction in an amount not to exceed \$844,913 and a Cooperative Agreement with the Palo Verde Library District in the amount of \$67,303 for the rehabilitation of their parking lot which will be funded by the District.

No public comment. Councilman DeConinck made a motion to accept staff's recommendation. The motion was seconded by Councilman Evans with a unanimous aye vote.

ORAL REPORTS:

City Attorney Bettenhausen offered an update to the Medical Marijuana issue that was brought up at the last meeting in regards to the Lake Forest Court Case. There is a difference of opinion in the courts regarding bans of dispensaries. There are 4 cases currently pending in CA Supreme Court which ask them to way in on this issue to resolve some of the conflicts between the different appellate courts. There is a conflict, we are not improper because the Federal Government has made their decision clear so that makes it more difficult. Hopefully the Court will deal with the Lake Forest case soon. It would not be prudent at this time to take action until we receive more information from the Supreme Court. Depending on where the court goes, we may need to make changes to our Ordinance. One option is adopting a Moratorium until we get further word from the Court or take no action because the State is still in conflict with Federal law.

Public Works Director Rodkey reported Frey Environmental will be digging trenches on Hobsonway and will retain Granite Construction to repair the road when they are finished.

City Clerk Sutterfield reported on some exciting events taking place at the Blythe Recreation Center.

Mayor Galvan reported that Mr. Bayles of Ace Hardware was named 1 of 8 young retailers of the year which is big. I would like to invite him to the next Council Meeting and present him with a Proclamation honoring this achievement.

Council Members Galvan, Patel, DeConinck, Evans and Cusick reported on various community events and activities they participated in and discussed up coming events.

A study session to discuss the Blythe Community Clean up Day was scheduled for April 11th at 5pm.

Councilman Evans asked that discussion of an event for seniors be placed on the next Agenda.

PUBLIC COMMENT:

Dr. Shalobei of 326 W. Hobsonway asked Mr. Cusick if he was in favor of a Medical Marijuana Dispensary. Councilman Cusick stated the police have dealt with this issue for over 50 years and we are no better off than 50 years ago. I believe it is time for something different to by tried, but I don't know if that means legalizing marijuana. I am not a marijuana user, nor would I become one. Dr. Shalobei stated if the Federal Government says its fine, I am for it, but I believe as long as the City Attorney says multiple courts have conflicts we need to wait until the Supreme Court decides. There was an issue of the time I was given to speak the last time I was here. Oscar Galvan and I did not have a cordial departure two years ago and for that I give him more respect for allowing me the time to speak. I don't have a buddy situation with the City, there is no favorable outcome in speaking for or against the City. I suggest you legalize marijuana dispensaries and roller skating in the street and maybe the newspaper will get off your backs and leave you alone.

Jim Hottois of 1194 Encanto Ct. stated he and his wife are supportive of recycling efforts and were pleased to learn CR&R has re-instituted picking up the brown and blue cans separately. This takes a tremendous amount of public communication and isn't going to work if the people don't know about it. He asked that the Council look into the active shooter training held at the schools.

City Manger Lane stated the Mayor has been in meetings with CR&R regarding their educational campaign, which will be huge, but it is not ready yet. Some contract amendments will also need to be made for this to happen.

The City Council Meeting was adjourned at 7:20pm.	
ATTEST:	Oscar Galvan, Mayor
Mallory Sutterfield, City Clerk	

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City of Blythe PERMITS ISSUED

For the Period 3/1/2012 thru 3/31/2012

Permit No./Issue	ea
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Applied/Approved	Type/Sub-Type/Status	Site Address	and Parcel No.	Owner and Contractor	Valuation	Fees	Paid
B1203-025	COM-ADD	214 WEST HO	DBSONWAY	EVELYN LUCILLE SIRES	2,000.00	279.26	279.26
3/26/2012 3/16/2012	ISSUED	848042008 Permit	INTERIOR REMO	BETTER BUILT INC			
3/16/2012 3/16/2012			1141211011111				
Total for	: COM-ADD				2,000.00	279.26	279.26
Permit No./Issued	70 KG 1 KG 1 KG 1						
A STATE OF THE PARTY OF THE PAR	Type/Sub-Type/Status		and Parcel No.	Owner and Contractor	Valuation	Fees	Paid
B1203-023 3/29/2012	ELEC	650 NORTH T 857064016	ENTH STREET	LORAINE BABB DESERT POWER INC	34,000.00	54.90	54.90
3/14/2012 3/15/2012	ISSUED	Permit	SOLAR-ROOF M				
B1203-028	ELEC	511 NORTH N	INTH STREET	JACK & ROSE SHERIER	7,950,00	50.50	50.50
3/16/2012		857076005		GREENWORKSUS	7,550.00	20,50	50.50
3/16/2012 3/16/2012	FINALED	Permit	& PLUMBING				
B1203-037	ELEC	228 BLUE RID	GE ROAD #88	RIVERSIDE CO REGIONA	2,000.00	50.50	50.50
3/27/2012	ISSUED	833310004		JOHNSON CYLE ELECTRIC INC			
3/21/2012 3/27/2012	133000	Permit					
B1203-022	ELEC		ENTH STREET	MASON LEWIS BURTON	34,800.00	54.98	54.98
3/29/2012 3/14/2012	ISSUED	857066002 Permit	SOLAR-ROOF M	DESERT POWER INC			
3/14/2012 3/15/2012) Cilite	SOLFIK-KOOT W	OONI	~~~~		
B1202-050 3/14/2012	ELEC	326 SAN LUIS 836155002	WAY	PATRICIA & ROGELIO VALENC	30,045.00	54.50	54.50
2/29/2012 3/8/2012	ISSUED	Permit	SOLAR	DESERT POWER INC			
B1202-049	ELEC	2227 ELOBERI	CE BOULEVARD	TENECA ONICEI	20.015.00		
3/14/2012	ELEC	824191018	CE BOULEVARD	TERESA ORIGEL DESERT POWER INC	30,045.00	54.50	54.50
2/29/2012 3/8/2012	ISSUED	Permit	SOLAR				
Total for	: ELEC				138.840.00	319.88	319.88
					100,040.00	010.00	515.00
Permit No./Issued							
	Type/Sub-Type/Status	Site Address	and Parcel No.	Owner and Contractor	Valuation	Fees	Paid
B1111-001	EXCAV	RIGHT OF WA	YS (SEE CUT SH	CITY OF BLYTHE	0.00	200.00	200.00
3/20/2012 11/1/2011	ISSUED	Permit	NOVEMBER BLA	THE GAS COMPANY			
11/1/2011 11/1/2011		x V111111	TO VENDER DE	II VANALI A	········		
B1203-045 3/28/2012	EXCAV	803 EAST HOI	BSONWAY	CITY RIGHT OF WAY FREY ENVIRONMENTAL INC	75,000.00	766.00	766.00
3/23/2012 3/27/2012	ISSUED	Permit	TRENCHING FOR	R HYDROCARBON REMEDIATION			
Total for:	EXCAV				75,000.00	966.00	966.00
	340, (3) 1 4				75,000.00	500.00	906.00
Permit No./Issued							
	Type/Sub-Type/Status	Site Address	and Parcel No.	Owner and Contractor	Valuation	Fees	Paid
	FENCE	498 NORTH TI		CRUZ ELVA JACQUEZ	1,400.00	66.00	66.00
3/21/2012	root into	851031001		OWNER			
3/20/2012 3/21/2012	ISSUED	Permit					

City of Blythe PERMITS ISSUED

For the Period 3/1/2012 thru 3/31/2012

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B1203-031	FENCE	508 & 510 WEST MURPHY ST	TR EVA AGUILAR RAMOS	3,000.00	66.00	66.00
3/21/2012	WOOD	845113002	OWNER	•		20120
3/19/2012 3/21/2012	ISSUED	Permit WOOD				
B1203-034	FENCE	861 LAWRENCE AVENUE	SILVIA FIGUEROA	1,500.00	66.00	66.00
3/28/2012	KO OLI INY	842211011	OWNER	·		
3/20/2012 3/21/2012	ISSUED	Permit Wrought Iron w	//Columns			
B1202-037	FENCE	1147 WEST HOBSONWAY	JOY WAY CAPITAL TRUST	1,500.00	66.00	66.00
3/2/2012	CHAIN LINK ISSUED	836080052	CALCLEAN INC			
2/27/2012 3/2/2012	BOUED	Permit CHAIN LINK				
Total for	: FENCE			7,400.00	264.00	264.00
Permit No./Issued						
	Type/Sub-Type/Status	Site Address and Parcel No	. Owner and Contractor	Valuation	Fees	'n.:J
B1203-013	MECH	2206 HIDDEN SPRINGS	MARCO & ALEXANDRA MORA	400.00	50.50	Paid 50.50
3/6/2012		824222007	De SHAZO AIR CONDITIONING	400.00	50.50	30.30
. 3/6/2012 . 3/6/2012	FINALED	Permit				
Total for	: MECH			400.00	50.50	50.50
			•	400.00	50.50	30.30
Permit No./Issued						
	Type/Sub-Type/Status	Site Address and Parcel No	. Owner and Contractor	Valuation	Fees	Thurst all
B1203-005	OTHER	2383 MCKINLEY DRIVE	CLARENCE & MILDRED OSBOI	1,500.00	50.50	Paid 50.50
3/2/2012		824193004	FERNANDOS AFFORDABLE FU	1,500.00	50.50	30.30
3/2/2012 3/2/2012	ISSUED	Permit Plumbing, Dryv	vall & Concrete			
B1203-016	OTHER	251 NORTH PALM DRIVE	BLYTHE VILLA APARTMENTS	55,000.00	1.134.49	1,134,49
3/12/2012		845100013	BEAM CONSTRUCTION	,	**********	2,151,77
3/7/2012 3/8/2012	ISSUED	Permit Carport Repairs				
B1203-004	OTHER	2379 MCKINLEY DRIVE	CLARENCE & MILDRED OSBO	1,500.00	50.50	50,50
3/2/2012	ragrees	824193004	FERNANDOS AFFORDABLE FU			
3/2/2012 3/2/2012	ISSUED	Permit Plumbing, Dryw	all & Concrete			
B1202-028	OTHER	301 EAST HOBSONWAY	FERNANDO & MANUELA GUEI	300.00	48.50	48,50
3/2/2012 2/21/2012	ISSUED	845153017	FERNANDOS AFFORDABLE FU			
2/21/2012	1990ED	Permit				
Total for:	OTHER			58,300.00	1,283.99	1,283.99
Permit No./Issued						
A contract of the contract of	Type/Sub-Type/Status	Site Address and Parcel No.	Owner and Contractor	¥7.a.lu. +4°	373	75.11
	PATIO PATIO	502 EAST AVENUE B	BRITT R HAMILTON	Valuation 3,952.00	Fees 179.96	Paid
3/23/2012		845162004	OWNER	3,932.00	1 79.96	179.96
3/19/2012 3/23/2012	ISSUED	Permit				
	PATIO	320 ALICE LANE	RODNEY MIKER	3,120.00	277.21	277.21
	SOLID	848161003	OWNER	•		
10/4/2011 10/7/2011	ISSUED	Permit SOLID, ATTAC	HED			
	PATIO		GERALD & SHIRLEY VETSCH	7,500.00	272.61	272.61
	SOLID ISSUED	821231007 Permit COVER on EXI	OWNER			
3/19/2012 3/28/2012	معاولين فيه مه ما	JOHN COVER ON EXE	STING SLABS w/FTNGS			

24,510.00

1,476.91

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1,476.91

City of Blythe PERMITS ISSUED

For the Period 3/1/2012 thru 3/31/2012

B1109-038 3/8/2012 9/28/2011 3/5/2012	PATIO FINALED	803 EAST HOBSONWAY 851054018 Permit LATTICE PATI	ERIC & JUDITH STROSCHEIN OWNER O	2,028.00	240.11	240.11
B1203-007 3/9/2012 3/2/2012 3/8/2012	PATIO ISSUED	2064 RIVIERA DRIVE 869380016 Permit	MICHAEL & CYNTHIA CARSON OWNER	1,500.00	108.60	108.60
B1203-001 3/12/2012 3/1/2012 3/7/2012	PATIO SLAB ONLY FINALED	821231007	GERALD & SHIRLEY VETSCH OWNER SONLY FOR FUTURE COVER	2,250.00	156.86	156.86
B1202-035 3/12/2012 2/23/2012 3/8/2012	PATIO ISSUED	444 EARLE STREET 851143013 Permit w/ELEC	JUAN & JUANITA HERRERA OWNER	4,160.00	241.56	241.56

Permit No./Issued

Total for: PATIO

Applied/Approved	Type/Sub-Type/Status	Site Address and Parcel No.	Owner and Contractor	Valuation	Fees	nata
B1202-046 3/15/2012 2/28/2012 2/28/2012	PLUMB WATER HEATER FINALED	231 WEST CHAPARRAL DRIVE 842144019 Permit WATER HEATER	MARK & LORI HOFFMANN CRECELIUS INC	295.74	26.00	Paid 26.00
B1202-045 3/15/2012 2/28/2012 2/28/2012	PLUMB WATER HEATER FINALED	2200 EAST DONLON STREET # 857210021 Permit WATER HEATER	RIVER HEIGHTS CRECELIUS INC	843.69	26.00	26.00
B1202-044 3/15/2012 2/28/2012 2/28/2012	PLUMB WATER HEATER FINALED	187 EUNICE CIRCLE 842191008 Permit WATER HEATER	ROSARIO R IGNACIO CRECELIUS INC	792.40	26.00	26.00
B1202-048 3/15/2012 2/29/2012 2/29/2012	PLUMB WATER HEATER FINALED	251 NORTH PALM DRIVE #38 845100013 Permit WATER HEATER	BLYTHE VILLA APARTMENTS CRECELIUS INC	638.34	26.00	26.00
B1202-019 3/15/2012 2/15/2012 2/15/2012	PLUMB WATER HEATER FINALED	361 SOUTH SECOND STREET 848141007 Permit WATER HEATER	JESUS & LOURDES MARTIN CRECELIUS INC	633.57	26.00	26.00
B1202-034 3/15/2012 2/21/2012 2/22/2012	PLUMB WATER HEATER FINALED	481 NORTH EUCALYPTUS AVI 845030007 Permit WATER HEATER	HPD RIVERSIDE CRECELIUS INC	648.63	26.00	26.00
B1202-042 3/15/2012 2/28/2012 2/28/2012	PLUMB WATER HEATER FINALED	450 NORTH NINTH STREET 851032021 Permit WATER HEATER	YBARRA & GRUDOVICH ET AI CRECELIUS INC	1,138.94	26.00	26.00
	PLUMB WATER HEATER FINALED	2200 EAST DONLON STREET # 857210021 Permit WATER HEATER	RIVER HEIGHTS CRECELIUS INC	890.58	26.00	26.00
3/21/2012	PLUMB WATER HEATER FINALED	1366 WEST MICHIGAN STREET 836153009 Permit WH	TRIPLE WILL FARMS NICKEY'S PLUMBING	825.00	26.00	26.00
3/15/2012	PLUMB WATER HEATER FINALED	1251 EAST FOURTEENTH AVE 854060021 Permit WATER HEATER	MONTEREY OF BLYTHE LTD P CRECELIUS INC	460.00	26.00	26.00

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City of Blythe PERMITS ISSUED

For the Period 3/1/2012 thru 3/31/2012

B1202-036 3/15/2012	PLUMB WATER HEATER	1251 EAST FOURTEENTH AVE 854060021	MONTEREY OF BLYTHE LTD P	235.00	26.00	26.00
2/23/2012 2/22/2012	FINALED	Permit WATER HEATE				
B1203-014 3/7/2012	PLUMB	200 NORTH LOVEKIN BOULE		10,000.00	50.50	50.50
3/7/2012 3/7/2012 3/7/2012	FINALED	845100016 Permit Sewer Line Repa	M & E CONSTRUCTION ir			
B1203-008 3/5/2012	PLUMB	2328 FLORENCE BOULEVARD		500.00	50.50	50.50
3/2/2012 3/5/2012 3/5/2012	ISSUED	824192031 Permit CONNECTION 1	OWNER TO CITY WATER			
B1203-006	PLUMB	2193 FLORENCE BOULEVARD	JOSEPH A BRINKMAN	6,000.00	2,550.50	2,550.50
3/2/2012 3/2/2012 3/2/2012	FINALED	824191026 Permit Connection to Ci	LUSK PLUMBING ty Sewer			
B1203-010	PLUMB	364 VILLAGE DRIVE	THOMAS & CAROLINE LEONA	200.00	26.00	26.00
3/2/2012	WATER HEATER	842161048	OWNER		20.00	20100
3/2/2012 3/2/2012	FINALED	Permit WATER HEATE	R			
B1202-032	PLUMB	481 NORTH EUCALYPTUS AV	HPD RIVERSIDE	874.00	26.00	26.00
3/15/2012 2/21/2012	WATER HEATER FINALED	845030007 Permit WATER HEATE	CRECELIUS INC			
2/21/2012 2/22/2012	A At 14 Maraular	YVII TOTAL	IX			
B1202-043 3/15/2012	PLUMB WATER HEATER	704 EAST CHANSLORWAY	ERIC J CLARK	414.44	26.00	26.00
2/28/2012 2/28/2012 2/28/2012	FINALED	845091004 Permit WATER HEATE	CRECELIUS INC R			
				-		
B1202-004 3/15/2012	PLUMB WATER HEATER	2200 EAST DONLON STREET # 857210021		892.00	26.00	26.00
2/1/2012 2/6/2012	FINALED	Permit WATER HEATE	CRECELIUS INC R			
B1203-048	PLUMB	437 NORTH ACACIA STREET	DOMINGO & MARIA HERNANI	CTE 00	27.00	2600
3/27/2012	WATER HEATER	851141005	TONY RAY YBARRA	675.00	26.00	26.00
3/27/2012 3/27/2012	FINALED	Permit WATER HEATE	R			
B1202-039	PLUMB	170 SOUTH SPRING STREET	COACHELLA VALLEY HOUSIN	2,563.00	26.00	26.00
3/15/2012	WATER HEATER	848043008	CRECELIUS INC		•	
2/28/2012 2/28/2012	FINALED	Permit WATER HEATE	R			
B1202-040	PLUMB	950 EAST BARNARD STREET	ROBERT & JOYCE CONLEY	1,045.84	26.00	26.00
3/15/2012 2/28/2012	WATER HEATER FINALED	851062005	CRECELIUS INC			
2/28/2012	THALLO	Permit WATER HEATE	K			
Total fo	r: PLUMB			30,566.17	3,119.50	3,119.50
Permit No./Issued						
Applied/Approved	Type/Sub-Type/Status	Site Address and Parcel No.	Owner and Contractor	Valuation	Fees	Paid
B1203-049 3/27/2012	PUBLIC	229 EAST BARNARD STREET	CHURCH OF THE LIVING GOD	0.00	47.00	47.00
3/22/2012 3/22/2012 3/22/2012	ISSUED	845072027 Permit CHURCH REMO	CHANGE OF CONTRACTOR DEL/ADDITION			
NAME OF TAXABLE PARTY.	DID. 10					
Total for	r: PUBLIC			0.00	47.00	47.00
Permit No./Issued						
Applied/Approved	Type/Sub-Type/Status	Site Address and Parcel No.	Owner and Contractor	Valuation	Fees	Paid
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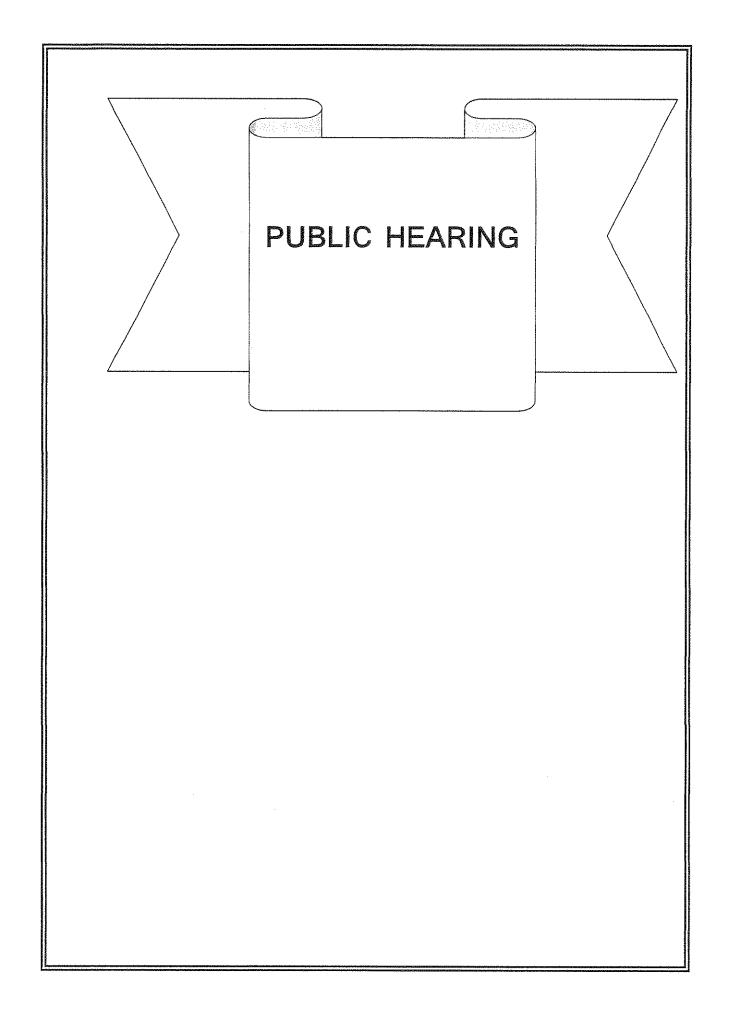
City of Blythe PERMITS ISSUED

For the Period 3/1/2012 thru 3/31/2012

B1203-032	RERF	411 EAST HOBSONWAY	GANSHAY INC	1,632.00	100.67	100.67
3/20/2012 3/19/2012 3/19/2012	TEAR OFF FINALED	845164009 Permit & PAINTING	BLYTHE CONSTRUCTION CON			
B1203-021 3/15/2012	RERF OVER EXIST	381 SOUTH FIFTH STREET 848173009	AMALIA L RODRIGUEZ	1,600.00	58.55	58.55
3/15/2012 3/15/2012	ISSUED	Permit OVER EXISTIN	OWNER NG			
Total i	for: RERF			3,232.00	159.22	159.22
Permit No./Issue	d					
Applied/Approve	ed Type/Sub-Type/Status	Site Address and Parcel No.	Owner and Contractor	Valuation	Fees	Paid
RC1203-001	RIVCOUNTY	17829 BLYTHE WAY	CAROL M WILYAT	31,500.00	501.15	501.15
3/29/2012 3/14/2012 3/15/2012	ISSUED	824064004 Permit SOLAR-GROU	DESERT POWER INC ND MOUNT			
Total f	or: RIVCOUNTY			31,500.00	501.15	501.15
Permit No./Issued	i					
Applied/Approve	d Type/Sub-Type/Status	Site Address and Parcel No.	Owner and Contractor	Valuation	Fees	Paid
B1203-003	SIGN	1202 EAST HOBSONWAY	RICHARD K HAMMOND	4,500.00	309.51	309.51
3/23/2012 3/2/2012 3/8/2012	ISSUED	854040002 Permit THREE [3] WA	BURROW CONSTRUCTION LL SIGNS			
B1202-011	SIGN	1790 WEST HOBSONWAY	ZOHRA MUNAWAR	3,200,00	222.24	200 04
3/9/2012		836100008	LIVE WIRE ELECTRIC CONSTR	3,200,00	222.26	222.26
2/8/2012 3/8/2012	ISSUED	Permit FACE CHANGE	E ONLY ON POLE SIGN & ELEC			
Total fo	or: SIGN			7,700.00	531.77	531.77
52 Permits Issue	ed from 3/1/2012 Thru 3/.	31/2012	Total Valuation:		\$379,4	48.17
			Total Fees:			99.18

Total Fees Paid:

\$8,999.18



CITY OF BLYTHE CITY COUNCIL MEETING

STAFF REPORT

MEETING DATE: April 10, 2012

SUBJECT:

Hampton Inn and Suites - Chandra Hospitality, LLC

Plot Plan 2011-02

PRESENTED BY: Barbara Burrow, Planner

PREPARED BY:

Barbara Burrow, Planner

RECOMMENDATION: It is recommended that the City Council, subsequent to the public hearing thereon:

1. Adopt Resolution No. 2012-005 Approving the Mitigated Negative Declaration and Mitigation, Monitoring and Reporting Plan prepared for Plot Plan 2011-02; and,

2. Adopt Resolution No. 2012-006 Approving Plot Plan 2011-02 with Conditions.

FISCAL IMPACT: None

ENVIRONMENTAL REVIEW: In accordance with Section 15063 of the State CEOA Guidelines, the City of Blythe is required to prepare an Initial Study Checklist to determine if the Project may have a significant effect on the environment. This Initial Study Checklist is intended to be an informational document providing the City of Blythe, other public agencies, and the general public with an objective assessment of the potential environmental impacts that could result from implementation of the Project.

The results of the Initial Study show that there are potentially significant impacts to Biological Resources (Burrowing Owl), Cultural Resources (archaeological and paleontological resources), Geology and Soils (liquefaction and expansive soils), Noise (construction), Water Quality (possible groundwater contamination from underground utility installation) and Solid Waste These impacts will be reduced to less than significant after (unknown capacity of landfill). incorporation of mitigation measures.

Impacts to other environmental factors - Aesthetics, Agriculture and Forestry Resources, Air Quality, Greenhouse Gas Emissions, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Transportation and Traffic - are considered as having a less than significant impact or no impact on the environment.

The Initial Study meets the requirements of the State of California CEQA, the State CEQA Guidelines and the City of Blythe Guidelines for the Implementation of CEQA. In preparing the Initial Study and the Mitigated Negative Declaration, staff independently reviewed evaluated and exercised judgment of the Project and the Project's environmental effects. Prior to approving the project, the decision making body of the lead agency, in this case the City of Blythe City Council, shall consider the proposed Mitigated Negative Declaration (MND) together with any comments received during the public review process.

The Initial Study and Mitigated Negative Declaration prepared for this Project were circulated for public review between March 21, 2012 and April 9, 2012. At the time this report was prepared, there had been one comment letter received. California Department of Transportation commented on potential site grading and drainage impacts to the nearby I-10 and adjoining freeway slopes. Additionally, the Department of Transportation advised of permit requirements (reference Attachment 7). The Development Services Department offered the following response regarding comments issued by the Transportation Department:

Response to Comment #1:

Construction activity and grading onsite site will not impact the existing freeway side slopes. The site grading and drainage has been designed so that the freeway slopes will not be disturbed or compromised. A drainage swale will be installed, as shown on the construction plans, which will collect the drainage from the slope. The proposed elevations at the top of swale are equal to the existing elevation surveyed in the field. The swales side slopes shall be no greater than 4 to 1 (vertical to horizontal). A construction barrier (fencing, etc.) and erosion control devices will be installed onsite along the property boundary to prevent construction activity from occurring with State R/W.

Response to Comment #2:

Work will be conducted adjacent to the State R/W. Therefore, a Caltrans Encroachment Permit will be submitted to Caltrans by the property owner before construction activity begins.

PROJECT DESCRIPTION/DETAILS: Plot Plan 2011-02 is a request for approval to accommodate the development of an 81 room Hampton Inn and Suites Hotel that includes internal vehicle and pedestrian circulation routes, parking lots, and various on-site infrastructure improvements. The 2.47± acre Hampton Inn and Suites site is part of a larger 13± acre parcel configuration which can ultimately accommodate a master planned commercial development. At this time no other development is proposed on the remaining 10.53± acre portion of the site. Any future development will be analyzed through a subsequent environmental review and approval process. The project site is located at the southeast corner of Interstate 10 and Intake Boulevard on East Donlon Street. The land area designated for the proposed project was very recently subject to a parcel map division therefore has yet to be assigned a defining parcel number or address. At this time, the project site can best be described as "Parcel 3 of Parcel Map 36371" (reference Attachment 8). The proposed project site is presently vacant and undeveloped, is moderately vegetated with non-native species and has very minor topographical relief. The General Plan land use and zoning designations of the proposed site is General Commercial.

The existing land uses and General Plan/Zoning designations are shown on the following table:

GENERAL PLAN / ZONING DESIGNATIONS

Location	Existing Use	General Plan Designation	Zoning Designation
Site	Vacant Undeveloped Land	General Commercial	C-G
North	Interstate 10	N/A	N/A
South	Agriculture	General Commercial	C-G
East	Agriculture	General Commercial	C-G
West	Agriculture	General Commercial	C-G

The hotel building is proposed to be 3 stories high. Overall building square footage is 20,501 square feet. Ingress and egress to the site will be provided by two (2) full access driveways off East Donlon Street adjacent to the project site. The first access driveway will be located approximately 500 feet east of Intake Boulevard on the north side of East Donlon Street. The second driveway approach will be located on the northeast corner of the project site, north of East Donlon Street. Both access driveways will be STOP sign controlled exiting the site.

East Donlon Street is proposed for a 74 foot right-of-way adjacent to the project site which can accommodate a "collector" level roadway. East Donlon Street will be improved with curb, gutter, and sidewalk adjacent to the project site and will be restriped to accommodate a two-way center left turn lane. In addition, East Donlon Street will be realigned approximately 200 feet south of the existing alignment.

Major utilities, including sanitary sewer, water, gas, and electricity are available adjacent to the site and the project will only be required to connect to the existing utility infrastructure systems with no major extensions required.

STAFF REPORT: There was an independent "Hotel Market Demand Analysis" prepared for the project. Said analysis did report the Hampton Inn & Suites project to be financially feasible as proposed. Additionally, the report estimated that the project will generate approximately \$6,225,000 in incremental Transient Occupancy Tax revenues during its probable 35-year economic life and \$66,400 (in 2011 dollars) each year in property taxes. The Market Demand Analysis provided that not only will the proposed project bring an estimated 15 additional jobs to the Blythe community, with the indirect benefit of those new jobs retail purchases will increase the community's sales tax receipts.

FINDINGS:

- 1. The proposed use of the site is consistent with the Zoning Ordinance.
- 2. The proposed use of the site is consistent with the General Plan.
- 3. The site is physically suitable for the type and density of development proposed.
- 4. The design of the project or the proposed public improvements will not conflict with easements or public rights-of-way acquired by the public at large within or adjacent to the Proposed Project.
- 5. A Mitigated Negative Declaration, in accordance with the CEQA guidelines was prepared for the Project.
- 6. Review of the environmental circumstances regarding this Project indicates that no adverse impacts would accrue to wildlife resources from implementation of the Project.
- 7. The environmental assessment and analysis prepared for this Project reflect the independent judgment of the City of Blythe.

ATTACHMENTS:

- 1. Resolution No. 2012-005 Approving the Mitigated Negative Declaration and Mitigation, Monitoring and Reporting Plan.
- 2. Resolution No. 2012-006 Approving Plot Plan 2011-02 with Conditions.
- 4. Draft Notice of Determination.
- 5. Draft Mitigated Negative Declaration/Mitigation, Monitoring and Reporting Plan.
- 6. Overall Site Plan.
- 7. Comment Letter from CA Department of Transportation.
- 8. Copy of Parcel Map 36371 for Site Location Purposes Only.

UNDER SEPARATE COVER:

- Overall Site Plan Full Size
- Draft Initial Study / Mitigated Negative Declaration

RESOLUTION NO. 2012-005

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BLYTHE CONTAINING FINDINGS IN SUPPORT OF APPROVAL OF A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PLAN FOR PLOT PLAN 2011-02

WHEREAS: The City Council of the City of Blythe at its regularly scheduled meeting of April 10, 2012, conducted a public hearing to consider the Mitigated Negative Declaration of Environmental Impact and the Mitigation, Monitoring and Reporting Plan prepared for Plot Plan 2011-02; and,

WHEREAS: Said environmental analysis has complied with the requirements of the California Environmental Quality Act in that the Planning Department has had prepared an Initial Study and has determined that the proposed project will not have a significant effect on the environment because appropriate mitigation measures were made a part of the environmental assessment and that a Mitigated Negative Declaration of Environmental Impact will be filed; and,

WHEREAS: An Initial Study and Mitigated Negative Declaration have been prepared for this Project and were circulated for public review between March 21, 2012 and April 9, 2012. The Initial Study/Mitigated Negative Declaration evaluated the environmental impacts from the project; and,

WHEREAS: Upon hearing and considering all written and oral testimony and arguments, if any, of all interested persons desiring to be heard, said City Council did arrive at the following findings to justify approval of said Mitigated Negative Declaration:

- 1. That a Mitigated Negative Declaration, in accordance with the California Environmental Quality Act, was prepared for the project.
- 2. The City Council has received and considered the information contained in the Initial Study/Mitigated Negative Declaration, prior to recommending approval of the proposed project
- 3. The City Council finds that it adequately discusses the environmental effects of the proposed project.
- 4. On the basis of the Initial Study and comments received during the public hearing process, the City Council finds that the proposed project, with implementation of mitigation measures, will not have significant impacts on the environment.
- 5. That the environmental assessment and analysis prepared for this project reflect the independent judgment of the City of Blythe.

NOW, THEREFORE, BE IT RESOLVED: That the City Council of the City of Blythe does hereby approve the Mitigated Negative Declaration and Mitigation, Monitoring and Reporting Plan prepared for Plot Plan 2011-02.

called '	PASSED, APPROVED, and ADOPTED vote, to wit:	this	10 th	day	of April,	2012,	by the	following
	AYES:							
	NOES:							
	ABSENT:							
		Osc	ear C	Salva	n, Mayor	•		and any in the second s
ATTE	ST:							
ATTE	·T2							
Mallor	y Sutterfield							
	(SEAL)							

RESOLUTION NO. 2012-006

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BLYTHE CONTAINING FINDINGS AND CONDITIONS IN SUPPORT OF APPROVING PLOT PLAN 2011-02 FOR THAT 2.47± ACRE SITE REFERRED TO AS PARCEL 3 OF PARCEL MAP 36371 IN THE CITY OF BLYTHE, RIVERSIDE COUNTY, CALIFORNIA

WHEREAS: The City Council of the City of Blythe at its regularly scheduled meeting of April 10, 2012, conducted a public hearing to consider approval of Plot Plan 2011-02, to allow development of the $2.47\pm$ acre site with a three-story hotel with a building footprint of $20,501\pm$ s.f. and 81 guest rooms. The development site being generally located near the southeast corner of Interstate 10 and Intake Boulevard on East Donlon Street, in the City of Blythe, Riverside County, California and more specifically described as Parcel 3 of Parcel Map 36371; and,

WHEREAS: The City Council received testimony from all interested parties relative to said Plot Plan; and

WHEREAS: The City Council made the following findings relative to this project:

- 1. The proposed use of the site is consistent with the Zoning Ordinance.
- 2. The proposed use of the site is consistent with the General Plan.
- 3. The site is physically suitable for the type and density of development proposed.
- 4. The design of the project or the proposed public improvements will not conflict with easements or public rights-of-way acquired by the public at large within or adjacent to the Proposed Project.
- 5. A Mitigated Negative Declaration, in accordance with the CEQA was adopted for the Project.

NOW, THEREFORE, BE IT RESOLVED: That the Blythe City Council does hereby approve Plot Plan 2011-02, subject to conditions as attached.

PASSED, APPROVED, and ADOPTED this 10th day of April, 2012, by the following called vote, to wit:

AYES: NOES: ABSENT:		
ATTEST:	Oscar Galvan, Mayor	
Mallory Sutterfield, City Clerk (S E A L)		

CITY OF BLYTHE CONDITIONS OF APPROVAL

Plot Plan 2011-02

Project Applicant: Chandra Hospitality, LLC

- 1. The permittee shall defend, indemnify, and hold harmless the City of Blythe, its' agents, officers and employees from any and all claim(s), cost(s) or expenses(s), including legal fees and costs, action(s) or proceeding(s) against the City of Blythe or its agents, officers or employees to attach, set aside, void or annul an approval of the City of Blythe concerning the Plot Plan and all associated entitlements, including but not limited to use permits and the/their associated environmental document/analysis regardless of whether or not litigation is commenced or arbitration requested.
- 2. Development of the site shall comply with the mandatory requirements of all City of Blythe Ordinances and Resolutions, all applicable State and Federal Codes and Laws [in place at such time as entitlements are granted and/or building permits are applied for] and shall substantially comply with the conditionally approved Plot Plan.
- 3. Environmental Review:
 - Mitigation measures identified in the environmental document shall be incorporated into and become a part of these conditions of approval.
- 4. For all private improvements, a completed building permit application (with valuation of work) and three (3) complete sets of construction plans shall be submitted to the City Building Department. Plans shall include Title 24 energy calculations and engineering. Plans and specifications must be prepared by a design professional and must comply with seismic zone 3, exposure C, and wind speed of 70 mph. Plan check fees shall be paid with building permit application submittal.
- 5. For all public improvements, a completed building permit application (with valuation of work) and four (4) complete sets of construction/installation plans shall be submitted to the City Building Department. Plan check fees shall be paid with building permit application submittal.
- 6. A Temporary Use Permit must be obtained to allow the installation of a construction trailer on the site.
- 7. School Facility Fees, per Government Code 53080 and California Education Code 17620 and 65995, shall be paid prior to issuance of building permits.
- 8. All contractors and/or sub-contractors for the project must obtain a City Business License before commencing work within the City limits.
- 9. All contractors and/or sub-contractors for the project must hold a current and active California State Contractors License and provide verification of workers compensation insurance. Said information shall be provided to the City Building Department prior to start of trade.

- The applicant/developer shall remit to the City of Blythe development impact fees and connection fees as authorized by City Ordinances and Resolutions in place at such time as building permits are issued. Payment of said fees may be deferred until final inspection and shall be paid in full prior to issuance of certificates of occupancy.
- 11. Pursuant to Blythe Municipal Code (BMC) Section 17.27.020, newly constructed and reconstructed commercial and industrial buildings and structures and additions to commercial and industrial buildings and structures shall include public arts amenities.

Payment may be made to the City of a fee in-lieu of the inclusion of public arts amenities. Said fee shall be one percent (1%) of commercial and industrial project costs as stated on building permits. Project costs shall not include improvements in/to the public right-of-way. For projects valued at less than \$1M, the applicant is encouraged to pay the in-lieu fee.

12. The developer shall install on-site security lighting. Security lighting shall comply with City of Blythe Municipal Code Section 17.28.030 as it pertains to off-site lighting and glare. The placement, size and type of lighting shall be shown on improvement plans and shall be approved by the Development Services Department. Lighting alternatives and design must cause the least disturbance to the surrounding views.

13. Landscaping:

A. Landscaping shall be installed per BMC Section 17.22. Said landscaping shall be installed prior to a certificate of occupancy being issued. A detailed landscape plan shall be submitted with building permit application(s). The landscape plan shall include a list of all proposed plants (common and botanical names), the quantity and size of each type of plant and a schematic of the full coverage irrigation system.

Plants should be drought tolerant and low maintenance and shall consist of an effective combination of trees, lawn and/or ground cover, shrubs and desert vegetation as approved by the Planning Director.

- B. In order to promote water conservation, weed and dust control, all unplanted landscape areas shall be mulched with a minimum of two inches of ¾" crushed rock. A sample of the proposed material shall be submitted with the landscape plan for review and approval.
- C. Five percent of both parking areas visible from a public street shall be landscaped. For every two hundred square feet of landscaping, a minimum of one deciduous or evergreen tree conforming to the measurements specified below shall be planted in a tree well sized to properly accommodate the intended tree. Suitable protection shall be provided to trees and public works from traffic.
 - i. Minimum branching height for all shade trees shall be six feet.
 - ii. Minimum size for shade trees shall be 3.5 to four inches in diameter measured six inches above grade; and, 12 to 14 feet in height.

- D. All landscaped areas must be equipped with a properly maintained, permanent, automated, underground, full-coverage irrigation system meeting the approval of the Planning Director and protected from vehicular traffic by a [minimum] six inch high curb.
- E. Because landscape water meters do not incur waste water fees, it is recommended that a landscape water meter be installed.
- 14. Any retention/detention basin(s) shall be landscaped pursuant to the commercial landscape requirements set forth in condition 13 above.
- 15. Fencing: If perimeter fencing is to be installed, it shall be decorative wrought iron with brick pilaster or decorative stucco or slump block. If wrought iron, vertical spacing of wrought iron members shall not exceed four (4) inches. If a stucco or slump block wall is installed, it shall consist of an effective combination of materials and textures along with a capping element and changes in plane to provide architectural interest. Where the wall is visible from the street, it shall be architecturally treated to prevent monotony and promote aesthetic appeal. A rendering of the proposed fencing/wall shall be provided with building permit applications).
- 16. Parking: All parking areas, including those for outdoor automotive display, sales and storage, shall be surfaced or paved with asphalt concrete of at least two and one-half inches thickness over a suitable base materials, and shall thereafter be maintained in good condition. However, should use or soil conditions necessitate, the Planning Director may require additional paving or lot improvements. (Reference BMC Section 17.60.050 Design of outside storage and Section 17.16.120.G Design-Nonresidential)

Parking requirements for the various uses are:

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Motel = 1 space per room
Motel Office and Lobby = 1 space per 250 s.f. of gross floor area
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"Gross floor area" need not include duct and elevator shafts; stairs; telephone, electrical and mechanical rooms; restrooms; janitor rooms and corridors.

Handicapped Requirements - Two percent of total required spaces shall be handicapped. The handicapped parking stall ramp slope shall not be more than ¼" per foot and must be as close as possible to the primary entrance of the building (BMC 17.16.120D).

- 17. In addition to any landscaping maintenance, weed and graffiti abatement shall be the responsibility of the applicant/developer. The applicant, permittee, assignee or any successor-in-interest shall maintain the property and landscape area in a clean, neat, and healthful condition.
- 18. Before any sign(s) may be erected, a detailed sign program with Sign Permit Application shall be submitted concurrently with Building Permit Applications. Subsequent to Planning Department approval of the sign plan, a building permit for the installation of the sign must be obtained.

It is recommended that early consideration be given to signage. It should be noted that prior to the placement/installation of permanent signs, banners may be installed.

- 19. Mail box type and location(s) shall be coordinated with the United States Postal Service and approved by the City of Blythe.
- 20. All exterior mechanical equipment must be screened from view. Screening of mechanical equipment should be integrated as part of the site and building design. Plain boxes and/or lattice screening are not acceptable. Screening details should incorporate "capping" elements and the same exterior trim details and materials found elsewhere on the site.
- 21. All existing and proposed utilities shall be undergrounded. Confirmation shall be provided to the City from the involved company(ies) that all the required deposit(s) to underground the facility(ies) have been paid prior to the issuance of a grading permit.
- 22. Adequate/suitable containers for the storage & disposal of trash must be installed to City of Blythe Standards. The location of the trash enclosure shall be approved by the City of Blythe and CR&R Waste and Recycling. Construction of the trash enclosure shall be per City Standard Drawings and Specifications. Plain boxes are not acceptable. Screening details should incorporate "capping" elements and the same exterior trim details and materials found elsewhere on the site.
- 23. Building addresses must be posted in minimum 12" numbers on the upper right corner of the building. The motel address must be clearly visible from East Donlon Street.
- 24. All interior turning radii shall be a minimum of 42' to adequately accommodate maneuvering emergency response vehicles.
- 25. The developer/applicant shall provide all trenches, conduit, backfill, etc. as required by Verizon. Rule 15 monies must be received by Verizon before any work may commence. Relocation of any telephone facilities will require coordination before construction.
- 26. Off premises signs are prohibited pursuant to BMC 17.26.120 (H).
- 27. All construction shall meet the requirements of the California Building, Plumbing, Mechanical, Electrical, Fire, Energy (T-24) and/or all applicable California and City Municipal Codes in effect at the time of submittal of plans.
- 28. The hotel will be classified as Group R-1 with a type of construction meeting the requirements of Table 503 of the 2010 California Building Code. The structure will be required to have a complete sprinkler system installed meeting the requirements of the 2010 California Building Code (reference Section 903). Fire alarm systems shall be installed to comply with Section 907 of the 2010 California Building Code.
- 29. The breakfast, serving, eating and food preparation areas will be classified as A-2 occupancy, depending on the occupant load. Plans for the eating and food prep area must be submitted to Riverside County Health Department for approval prior to submitting same to the Building Department. Plans and specifications for a possible grease trap assembly sized and located to accommodate the new breakfast/food prep area and complying with the Plumbing Code, shall be submitted to the Building Department for approval.

- 30. Plans for the fire protection of the site shall be submitted to the Building Department and shall comply with Appendix B of the 2010 California Fire Code. A reduction in required fire flow up to 75%, as approved, is allowed when the building is provided with an approved automatic fire sprinkler system. The resulting fire flow shall not be less than 1,500 GPM (reference Appendix B Section 105.2, Exceptions 1, as specified in Table B105.1 of the 2010 California Fire Code).
- 31. Smoke detectors shall be installed in accordance with California Building Code Section 907.
- 32. Prior to construction all stumps, roots and other materials such as old septic tanks, slabs, etc. shall be removed to at least 12" below natural grade per California Building Code.
- 33. The developer/applicant shall comply with Chapter 18 and Appendix 33 of the California Building Code and provide a preliminary soils report for the site including recommendations to be included in the grading plans. Grading Plans to be prepared by a licensed California Civil Engineer.
- 34. The applicant shall implement a plan of dust control during construction. The plan shall be in effect during the time of initial construction to final build-out of the facility.
- 35. A final grading, drainage and soil report shall be provided to the City prior to issuance of building permits.
- 36. Pad certification for the site shall be submitted to the Building Department and show soil compaction, elevations, drainage and property corners. Plans shall be prepared by a California Registered Civil Engineer.
- 37. All plans, specifications and engineering calculations must be prepared and designed by a State of California licensed Engineer or Architect.
- 38. Building accessibility shall be as required in the 2010 California Building Code and meet all current Federal and State mandates.
- 39. All work performed in the public right of way (ROW) shall conform to the City of Blythe Standard Drawings and Specifications and shall meet all current ADA requirements (e.g. sidewalks and driveway aprons). Copies are available at the Department of Public Works for \$30.00 per copy or online at www.citvofblythe.ca.gov/ (click on the Document Center link, followed by the Public Works sub-category).
- 40. If construction work in the ROW exceeds \$3,500 in valuation the contractor for the developer shall post a performance bond equal to the cost of the work prior to issuance of an encroachment permit to work in the ROW. No bonding will be required prior to relinquishment of the unnecessary right-of-way (See Item No. 49 below), only before improvement of any individual lot and/or the roadway right-of-way.
- 41. All plans and specifications for work in the public right-of-way shall be prepared by an engineer or architect licensed in the State of California to perform such work.

- 42. Before commencing work in the ROW, a representative of the developer or contractor shall attend a pre-construction meeting with the Department of Public Works to discuss issues pertaining to traffic control and public safety.
- 43. All plans prepared for submission to the Department of Public Works shall be on 24 inch by 36 inch sheets as per the Standard Specifications. The owner/applicant shall submit (for review and approval) as-built plans for all improvements of the development. As-builts shall include one (1) Mylar set of all improvements and one (1) copy of the as-built electronic file in AutoCAD 2005.
- 44. The City shall collect plan check fees for initial and subsequent plans checks upon submission and resubmission of the development plans. The fee schedule is available at the Building Department.
- 45. All required documentation (preparation and costs thereof) required to relinquish existing right-of-way will be paid for and be the responsibility of the applicant/owner and not the City of Blythe. Any existing easements shall be maintained to facilitate the existing or future improvement and/or maintenance. Unnecessary right-of-way will be relinquished concurrently with processing of the Construction Performance Development Agreement. The agreement will be reviewed and approved by City Council once complete prior to any relinquishment taking place. Unnecessary right-of-ways being relinquished will dissolve and revert to the appropriate adjacent lots as approved by the City of Blythe. In essence, the old right-of-way lines will disappear.
- Required street improvements will be allowed in two (2) phases. The first (I) phase will include ¾-width street improvements with the first developed lot but include placement of all street lighting, fire hydrants, etc. Phase II will include the remaining ¼ of the improvements including curb, gutter, sidewalk and handicap ramps. All other underground improvements including but not limited to: remaining underground utilities, fire hydrants and water/sewer service lines will be run prior to the paving of Phase I. Any additional asphalt cuts across new improvements or damage due to Phase II construction shall warrant a minimum of a full-width Type I slurry seal throughout the completion of the East Donlon Street improvements once Phase II is complete and before City of Blythe acceptance of the improvements.
- The applicant/developer shall improve the property frontage along East Donlon Street 47. and Intake Blvd. right-of-ways. The improvement area along East Donlon Street will extend from Intake Blvd. to the easterly property boundary. Improvements on all rightof-way frontages will include but not be limited to: constructing new curb, gutter, sidewalk, ADA accessibility ramps, signage/striping, utility adjustments to new grades, fire hydrants, monumentation, lighting, roadway base and asphalt surfacing. An existing portion of the Intake Blvd right-of-way is already complete while the remainder (halfwidth) is to be completed with appropriate phasing as specified within these conditions. Paving along Intake Blvd. shall include widening of the existing street to meet standard right-of-way improvements with a grind to the centerline of the roadway extending from the southerly property limits approximately 280-feet to the north along with associated curb, gutter, sidewalk and other improvements as stated above. The applicant's engineer shall determine the appropriate roadway structural section but in no instance shall the section be less than 5-inches hot-mix asphalt over 12-inches Class II Base. East Donlon Street is the emergency by-pass for the I-10 corridor. Final improvement plans, engineering documents and reports shall be required prior to commencing

construction/installing improvements for East Donlon Street although shall not be required prior to processing and approval of the 1) Subdivision Improvement Agreement, 2) Street Relinquishments or 3) Final Parcel Map.

- 48. The applicant/owner shall have the project engineer prepare an appropriate signage and striping plan that meets current City of Blythe and State of California (Caltrans) Specifications. Any widening required to meet an acceptable standard will be the responsibility of the owner/applicant and must meet current City of Blythe Standards and/or requirements.
- The applicant shall prepare a hydrology report addressing a 10- and 100-year storm event 49. as per the City of Blythe Standard Drawings and Specifications and design a storm water retention basin(s) capable of accommodating the proposed run-off from the project for a ten-year event and shall be dry within 72-hours. The report shall contain the minimum pad elevation to ensure there shall be no flooding of the proposed structures during a 100year storm event. There shall be hydrocarbon filters installed in all new drain inlet structures along with the existing inlet structure located at the Southeast corner of Intake Blvd. and the I-10 corridor. The retention basin shall have five feet of separation between the groundwater table and the invert elevation and shall be maintained by the owner and/or applicant. The existing storm drain infrastructure located at the southeast corner of Intake Blvd and the I-10 corridor was built out to half its intended capacity. Therefore, when performing the hydrology calculations, the engineer is to take into account the potential for storm water surcharging from the said inlet structure and shall make appropriate adjustments to proposed building pads to avoid inundation of private property and proposed structures.
- 50. The existing storm drain line shall reside within an easement where right-of-way is to be relinquished.
- 51. The applicant/owner shall install street lights along the new East Donlon Street alignment. The project engineer shall design the said lights per City of Blythe and the National Lighting Standards, as applicable.
- 52. Fire hydrants shall be James Jones models and meet the current City of Blythe Standard Drawings for commercial property.
- 53. The owner/applicant shall install P.C.C. ADA accessibility ramps at the northeast and southeast corners of Intake Blvd and East Donlon Street. Said ramps shall be installed per City of Blythe Standard Drawings and meet current ADA requirements.
- 54. All existing/proposed water meters shall conform to the City of Blythe Standard Drawing W-300 including the meter box(es).
- The service line(s) to the property shall be properly fitted with an approved RP backflow device(s) and tested by a licensed tester. All backflow devices and water meters shall be placed within the right-of-way at approved locations. Contact the Public Works Department (760) 922-6611 for a list of approved RP devices.
- 56. All sewer manholes (proposed or existing) affected by project, shall receive a support collar per the City of Blythe Standard Drawing SS-401. Said manholes shall also be rehabilitated and lined according to SS-401 w/Zebron or approved equal.

- 57. The developer/contractor shall prepare a storm water pollution prevention plan (SWPPP) prior to construction for review and approval by the City to mitigate the storm-water run-off during construction. The plan shall adhere to the rules and regulations of the Regional Water Quality Control Board. All applicable permits shall be obtained from the related agencies governing such issues and be presented to the City prior to the issuance of any construction permits.
- 58. Plan submittal and approval is required to the Environmental Health Department for the pool, spa, breakfast operation and the food facility. Please contact Tracey Ford at (760) 863-8287 for information.

I have read and understand the Conditions of Approval for Plot Plan 2011-02; and by my signature hereon agree to comply with the same.

· · · · · · · · · · · · · · · · · · ·	
Chandra Hospitality, LLC	Date
Owner/Applicant	

ATTACHMENT 4



NOTICE OF DETERMINATION

то:	Office of Planning and Research 1400 Tenth Street, Room 121 Sacramento, CA 95814	<u>X</u>	Riverside County Clerk PO Box 751 Riverside CA 92502-0751
FROM:	City of Blythe PROJU 235 North Broadway Blythe CA 92225 (760) 922-6130	ECT APPLICANT	Chandra Hospitality, LLC 74900 Gerald Ford Drive Palm Desert, CA 92211 (760) 340-1001
SUBJEC	T: Notice of Determination in complia	ance with Section 21	1108 or 21152 of the Public Resources Code.
PROJEC	CT TITLE: Plot Plan 2011-02		
STATE (CLEARINGHOUSE NUMBER: N/A	A	
CONTA	CT PERSON/PHONE: Barbara Burn	row (760) 922-6130	ext. 246
other deve the souther has recen address (r	CT LOCATION: The 2.47± acre Ham tion which can ultimately accommodate elopment is proposed on the remaining east corner of Interstate 10 and Intake Bottly undergone a Parcel Map division the eference Parcel Map 36371). CT DESCRIPTION: 81 room Hampton	e a master planned con 10.53± acre portion of the City of the control of the City of the control	ommercial development. At this time no of the site. The project site is located on of Blythe, County of Riverside. The site is assigned a defining parcel number or
This is to has made	advise the <u>City of Blythe</u> (Lead Agency, the following determination regarding	Responsible Agency the above-described	y) has approved the above described project and project:
2. 3. M. 4. A 5. A	The projectwill, _X_ will not, have a significant effect on the environment. An Environmental Impact Report was prepared for this project pursuant to the provisions of C.E.Q.A. X_A Negative Declaration was prepared for this project pursuant to the provisions of C.E.Q.A. Mitigation measures _X_ were, were not, made a condition of the approval of the project. A mitigation reporting or monitoring plan _X_ was, was not, adopted for this project. A statement of Overriding Considerations was, _X_ was not, adopted for this project. Findings _X_ were, were not, made pursuant to the provisions of CEQA.		
This is to public at:	certify that the Mitigated Negative De Blythe Development Services Departm	claration and record ent, 235 North Broa	of project approval is available to the general adway, Blythe, California
Barbara B Planner	urrow	Date Recei	ved for Filing



CITY OF BLYTHE ATTACHMENT 5

DEVELOPMENT SERVICES DEPARTMENT

235 North Broadway - Blythe, California 92225

Phone (760) 922-6130 FAX (760) 922-6334

MITIGATED NEGATIVE DECLARATION

LEAD AGENCY: City of Blythe

235 North Broadway Blythe CA 92225

PROJECT TITLE: Plot Plan 2011-02

ADDRESS/LOCATION: The 2.47± acre Hampton Inn and Suites site is part of a larger 13± acre parcel configuration which can ultimately accommodate a master planned commercial development. At this time no other development is proposed on the remaining 10.53± acre portion of the site. The project site is located on the southeast corner of Interstate 10 and Intake Boulevard in the City of Blythe, County of Riverside. The site has recently undergone a Parcel Map division therefore has not been assigned a defining parcel number or address (reference Parcel Map 36371).

PROJECT APPLICANT:

Chandra Hospitality, LLC 74900 Gerald Ford Drive Palm Desert, CA 92211

PROJECT DESCRIPTION: 81 room Hampton Inn and Suites Hotel on a 2.47± acre site.

CONTACT PERSON:

Barbara Burrow, Planner (760) 922-6130 ext. 246

The Development Services Department of the City of Blythe has reviewed the proposed project described herein and has found that this project will have no significant impact on the environment for the following reasons:

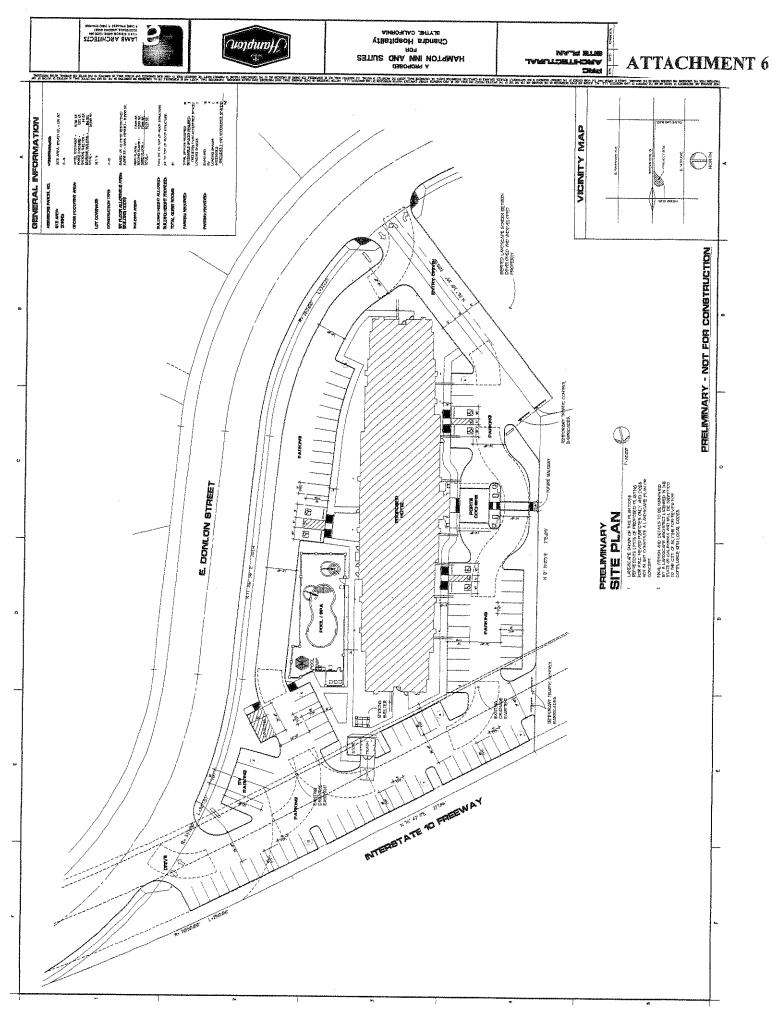
- 1. The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.
- 2. The project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- 3. The project does not have possible environmental effects which are individually limited but cumulatively considerable, "cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
- 4. The environmental effects of a project will not cause substantial adverse effects on human beings, either directly or indirectly.
- 5. Mitigation measures X Were, Were not, made a condition of the approval of the project.

On March 21, 2012, the Development Ser have no significant effect on the environment	rvices Department determined that the above project will ent.
Copies of plans and other documents relat parties at the City Planning Department, 23	ing to the subject project may be examined by interested 35 North Broadway, Blythe, California.
Dated:	Approved:
	Barbara Burrow
	Planner

MITIGATION MONITORING and REPORTING PROGRAM

BIOLOGICAL RESOURCES						
MITIGATION MEASURE	TIMING	DEPARTMENT	SIGNATURE			
BIO-1: Utilizing accepted protocols published by the County of Riverside, within 30 days prior to the initiation of grading activities, a preconstruction Survey must be conducted for the Burrowing Owl by a qualified biologist.	30 days prior to grading	Planning Department				
CULTURAL RESOURCES]			
CR-1: In the event that any cultural resources are discovered during clearing, grading or construction, project operations shall cease until a qualified archaeologist (or if applicable a paleontologist) has evaluated the situation. Following the evaluation, the project sponsor shall implement recommendations provided by the archaeologist (or paleontologist), in consultation with the City, that are consistent with State law. Any cultural resources found on the proposed project site will be recorded or described in a professional report and submitted to the University of California at Riverside. GEOLOGY AND SOILS	During grading	Public Works and Bullding & Safety				
GEO-1: The design of the hotel structure shall be either founded on: 1) Foundations that use grade-beam footings to tie force slabs and isolated columns to continuous footings (conventional or posttensioned); or 2) Structural flat-plate mats, either conventionally reinforced or tied with posttensioned tendons.	During grading and construction	Building and Safety				
GEO-2: The Site Preparation recommendations described on Pages 12-14 of the <u>Geotechnical Investigation Report Hampton Inn and Suites Hotel and Commercial Complex, Blythe, prepared by LandMark Consultants, Inc. ("LandMark Report") dated May, 2011, shall be implemented during the design and construction phase of the Project.</u>	During grading and construction	Building and Safety				

HYDROLOGY AND WATER QUALITY	· · · · · · · · · · · · · · · · · · ·		
MITIGATION MEASURE	TIMING	DEPARTMENT	SIGNATURE
HYD-1: If significant groundwater is encountered within utility trench excavations, the applicant shall obtain a permit from the City of Blythe Department of Public Works and Colorado River Regional Water Quality Control Board for discharge of groundwater generated by construction dewatering into the storm drain system. Permit regulations may require treatment of groundwater generated by construction dewatering activities prior to discharge into the storm drain system.	During utility trench excavation	Public Works	
NOISE			
NOI-1: Construction hours shall be limited to the daytime hours of 7am to 5pm Monday through Saturday. No construction shall be allowed on Sundays or Holidays. (Ref. General Plan EIR page.3.8-20).	During construction	Public Works and Building & Safety	
UTILITY AND SERVICE SYSTEMS			
UTL-1: Until such time as the City's "construction and demolition materials recycling" ordinance is passed, the construction/demolition contractor shall be required to: Recycle, reuse, and/or reduce the amount of construction and demolition materials generated by development of the project that would otherwise be taken to a landfill by taking such materials to sites that receive construction and/or demolition materials for recycling or reuse listed in the CIWMB C&D Debris Recyclers Database.	During construction	Public Works and Building & Safety	



DEPARTMENT OF TRANSPORTATION

DISTRICT 8
PLANNING
464 WEST 4th STREET, 6th FLOOR, MS 725
SAN BERNARDINO, CA 92401-1400
PHONE (909) 383-4557
FAX (909) 383-5936
TTY (909) 383-6300

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CITY OF BLYTHE DEV. SER.



Flex your power!
Be energy efficient!

March 29, 2012

Ms. Barbara Burrow City of Blythe Development Services Department 235 North Broadway Blythe, CA 92225

Dear Ms. Burrow:

Plot Plan 2011-02, APN: 857-210-022, Hampton Inn and Suites

The California Department of Transportation reviewed the Notice of Intent to Adopt a Mitigated Negative Declaration for the proposed Hampton Inn and Suites. The 2.47 acre parcel is part of a current Parcel Map division. It will be located south of and abutting Interstate 10 (I-10) eastbound on-ramp, and east of Intake Boulevard. The site plan submitted is preliminary; therefore the following comments are not to be considered complete, final or inclusive but are offered for your consideration:

- Given the proximity of the project to I-10, proposed site grading and drainage construction
 may have a direct impact upon the existing freeway slopes and nearby drainage facilities.
 Project grading and drainage impacts affecting State R/W should be identified and addressed
 prior to project approval.
- Any work that is conducted in, or is adjacent to State right-of-way (ROW) requires issuance of a Caltrans Encroachment Permit. Information regarding permit application and submittal requirements may be obtained by contacting:

Office of Encroachment Permits California Department of Transportation 464 West 4th Street, 6th Floor, MS 619 San Bernardino, CA 92401-1400 (909) 383-4526

Or you may visit our web page at http://www.dot.ca.gov/hq/traffops/developserv/permits

Ms. Barbara Burrow March 29, 2012 Page 2

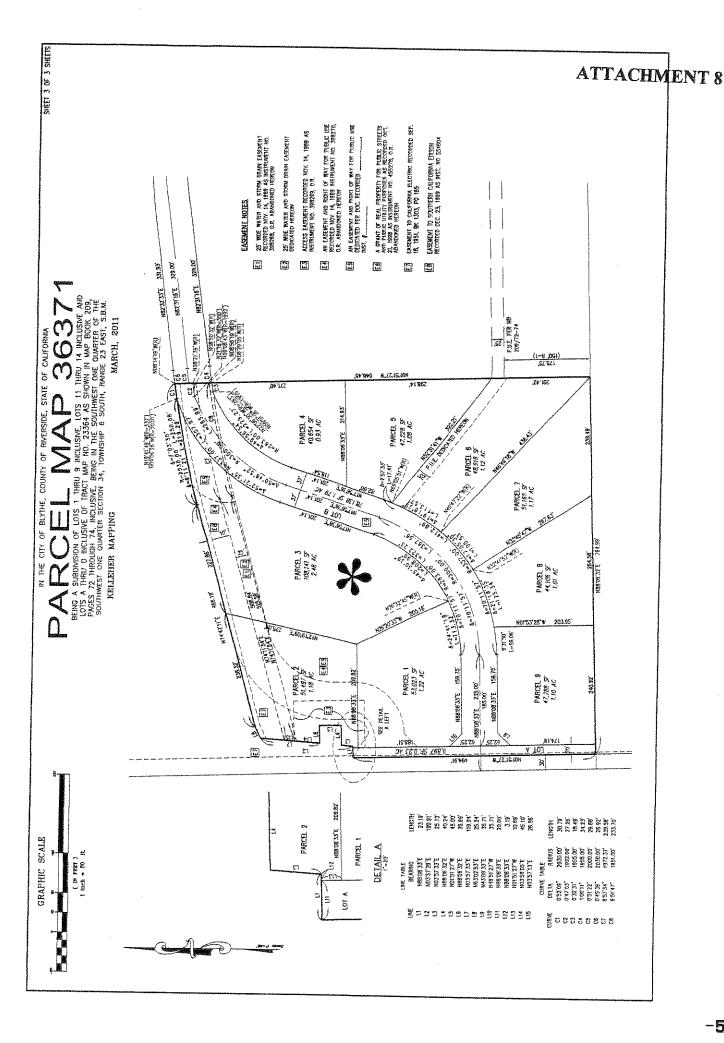
We appreciate the opportunity to offer comments concerning this project. If you have any questions regarding this letter, please contact me at (909) 383-4557.

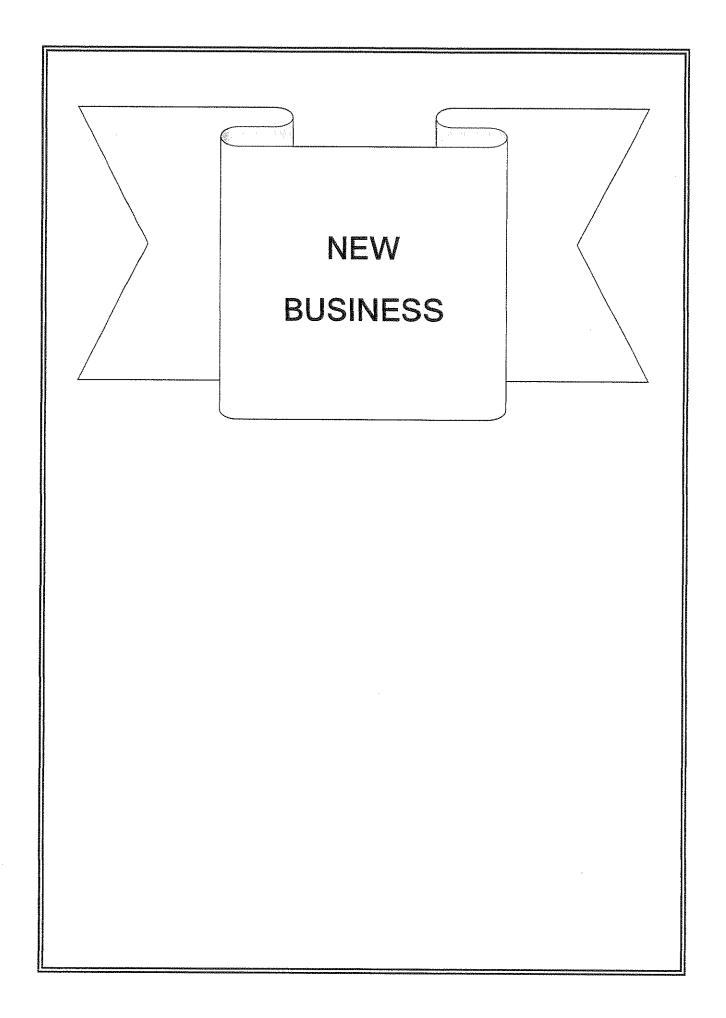
Sincerely,

DANIEL KOPULSKY

Office Chief

Community Planning/Local Development Review







CITY OF BLYTHE CITY COUNCIL MEETING

STAFF REPORT

MEETING DATE: April 10, 2012

SUBJECT:

Discussion of Event for Senior Citizens

PRESENTED BY:

Mike Evans, Councilman

PREPARED BY:

David Lane, City Manager

RECOMMENDATION: None

FISCAL IMPACT: None

BACKGROUND: During the Oral Reports portion of the City Council meeting of March 27, 2012, Councilman Evans indicated to his colleagues that he would like to have a discussion on this subject during this evening's meeting.

STAFF REPORT: None. This item is on the agenda at the direction of Councilman Evans.

